

# When do I need a BUILDING Permit?

## What is a Building Permit?

A building permit is required by the city to construct, enlarge, alter, repair or demolish a structure or equipment installed in a building or to change the use of a building.

## When do I need a Permit?

A permit is required for any substantial repairs, alterations, new buildings and additions. Minor work (under \$100 in value) such as painting, wallpapering, carpeting and routine maintenance of heating, air conditioning, plumbing or electrical systems typically do not need a permit. Permits are not required for installing a fence, putting up guttering or re-roofing a residence, if the old shingles are not torn off. Questions about when a permit is needed should be addressed to the Inspections Bureau at 215-2999.

**WORK COMMENCING WITHOUT A PERMIT WILL BE CHARGED A DOUBLE FEE.**

## Who can get a Permit?

- A building permit can be obtained by the homeowner to do any building construction on a single family residence. This includes allowing the owner to act as the contractor when building a new home to live in every two years.
- Additions to single family residences, duplexes, triplexes, and four-plexes whose valuation does not exceed \$24,999.99 can be performed by the owner or a State of TN licensed contractor with the appropriate classification and monetary limit.
- Repairs to single family residences, duplexes, triplexes, and four-plexes whose valuation is \$3,000 to \$24,999.99 must be performed by either a State of TN licensed general contractor, owner, or State licensed Home Improvement contractor.
- Building construction for multi-family and commercial structures where the valuation is less than \$25,000.00 can be performed by the owner, an unlicensed contractor or a State of TN licensed general contractor.
- All building construction for multi-family and commercial structures that exceeds \$24,999.99 MUST be performed by the appropriately licensed State of TN contractor.
- Separate permits must be obtained for any electrical, gas, mechanical and plumbing work being done. In most cases, this work must be done by a City of Knoxville licensed contractor. Specific questions regarding the sub-trade permit process should be directed to the Chief Electrical Inspector, at 215-3285 or Chief Gas/Mechanical/Plumbing Inspector, at 215-3109.
- A sign permit is required for the erection or remodeling of all signs. Questions regarding the sign permit process should be directed to the Sign Enforcement Inspector, at 865-215-2993.
- Excavating, landfill or parking lot installation or re-design are approved by City Engineering. Their office can be reached at 865-215-2148.

**Applications for  
Permits must be  
submitted to:**

**Plans Review &**

**Inspections**

**Division**

City of Knoxville

400 Main St., Rm 505

Knoxville, TN 37902

Mailing Address:

P.O. Box 1631

400 W. Main St., Ste 505

Knoxville, TN 37901-1631

865-215-2999 Office

865-215-2627 Fax

865-215-4830 Inspection

Request line